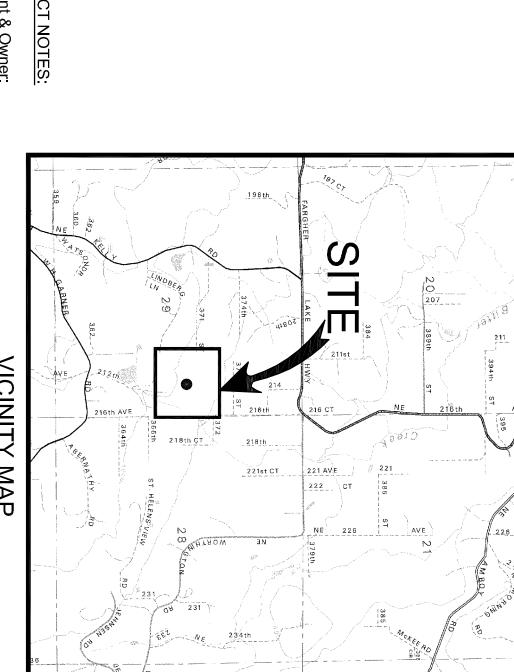
TL 48 SN 278186-000 TĹ 59 SN 278196-000 ZONING R-10 664.17' 2' DEEP V-DITCH WHERE NOTED ON PLAN MEET & MATCH EXTG GRND NE 216th Avenue FUTURE PASSING TURNOUT PER CC DWG 33 Shared Driveway EXISTING CONTOUR 50' ACCESS & UTILITY ESMT WHERE DRIVEWAY IS SHARED <u>15'± EXTG GRAVEL</u> LOT 1 435,714 SQFT 10.00 ACRES COMPACTED SUBGRADE 95% TL 17 SN 278155-000 (Private) 6" MIN COMPACTED GRAVEL PROPERTY BOUNDARY (TYP) VARIES PROPOSED LOT LINE PROPOSED ROADSIDE DITCH(TYP) 38 SN 278176-000 ZONING R-10 FUTURE STEAM BUFFER & LOT 2 435,766 SQFT 10.00 ACRES Scale 50' ACCESS & UTIL. ESMT 7 = 80'BITTER CREEK / TYPE Np STREAM PASSING TURNOUT PER CC DWG 33 TL 36 SN 278174-000 PRIVATE ROAD WIDTH WILL STAY 15' WIDE PENDING APPROVED ROAD MODIFICATION (TYP) EXTG 15' GRAVEL ROAD Matchline Matchline NE 216th AVENUE (P) Right 658,31' TL 35 SN 277960-000 ZONING R-10 TL 51 SN 277976-000 ZONING R-10 EXTG LOT LINE (TYP) FARGHER LAKE 60' EXTG ACCESS & UTIL. ESMT EXTG 15' GRAVEL ROAD HWY (SR 503) NE 216th AVENUE (P) Lot Setbacks: Front = 50' Side = 20' Street Side = 25' Side (Agricultural use structures) = 50' Rear = 20' Rear (Agricultural use structures) = 50' Site Area - 20.01 acres (871,482 sq ft). Total Number of Lots = 2 Lot 1 = 435,714 sq ft Lot 2 = 435,766 sq ft Average Lot Size = 435,740 sq ft Applicant & Owner: Brad Brainard 5838 SE Tikki Court Milwaukie, OR 97267 Ph. (503) 786-9403 e-mail: brad_brainard@msn.com Project Contact: PLS Engineering Travis Johnson 1014 Franklin Street, Att Vancouver, WA 98660 Ph. (360) 944-6519 Fax (360) 944-6539 Bitter Creek drains through the southeast corner of the site classifies this stream as a non fish bearing perennial strear demonstrate compliance of the proposed development with Portions of the site are identified by Clark County GIS as containing slopes greater than 15% and potential severe erosion hazard areas. During the final plat process, a geotechnical evaluation of the site's steep slopes will be performed and proposed development will comply with the geotechnical recommendations. The geotechnical engineer will review and approve Clark County has no responsibility to improve or maintain the private street(s) contained within or private street(s) providing access to the property described in this plat. There are no hydrants development. There are no transit stops within the general area The development is accessed from NE 216th Avenue, a private road. A road modifica disproportionality will be applied for during the preliminary submittal process to maintai current width of NE 216th Avenue. Three turnouts meeting the Clark County Drawing requirements are proposed at 500' intervals on NE 216th Avenue. A shared driveway v connect to NE 216th Avenue to access the proposed lots. From the end of the shared Public Water Purveyor = Clark Public Utilities. This project is within the R-10 zone of Clark County, a Singl comprehensive plan designation for the site is R-10. Project Notes: The parcel is identified as tax lot 37, serial number 278175-000. forested. PROJECT NOTES: o right-of-way will be dedicated to Clark County. in the Septic Systems are proposed general area



Located in a portion NE

Clark County, Washington

1/4 of Section

29 T5N, R3E, W.M.

VICINITY MAP

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Preliminary Plat and Existing Conditions Plan For:

Brainard Short Plat

A Short Plat Located In Clark County, Washington

Consulting Engineers & Planners | 1014 Franklin Street, Atrium Suite, Vancouver, WA 98660 PH (360) 944-6519 **ENGINEERING**